

SUBSTITUTED TRUSTEE'S DEED

WHEREAS, the United States of America, acting by and through the Farmers Home Administration, United States Department of Agriculture, is the owner and holder of the following real estate deed(s) of trust, securing an indebtedness therein mentioned, and covering certain real estate hereinafter described located in Desoto, County, Mississippi, said deed(s) of trust being duly recorded in the Office of the Chancery Clerk in and for said County and State:

<u>GRANTOR(S)</u>	<u>DATE EXECUTED</u>	<u>TRUST DEED BOOK</u>	<u>PAGE</u>
Thomas L. Shipp and Lena M. Shipp	October 20, 1977	219	531

And default having been made in the payment of said indebtedness;

And the United States of America, as Beneficiary, having authorized and instructed the Substituted Trustee to foreclose said deed(s) of trust by advertisement and sale at public auction as required by law;

The said Substituted Trustee caused a due notice to be published in the Desoto Tribune, a newspaper published in the City of Olive Branch, said County and State, and on November 9, 1994, posted alike notice on the bulletin board of the County Courthouse in Hernando, Mississippi, that certain lands herein after described would on December 5, 1994, be sold at public auction at the east front door of said Courthouse to the highest bidder for cash by virtue of the authority vested in the said Substituted Trustee by said deed(s) of trust, which said notice was published in said newspaper in the issues of November 9, November 16, November 23, and November 30, 1994.

And said lands having been sold by said Substituted Trustee on December 5, 1994, commencing at 11:30 am, in the manner prescribed in and by said deed(s) of trust and in accordance with the laws of the State of Mississippi, and at the place aforesaid in pursuance of said notice, offered for sale at public auction to the highest bidder for cash, and

UNITED STATES OF AMERICA  
having been the highest bidder therefore and having bid the sum of TWENTY THREE THOUSAND THREE HUNDRED SEVENTY DOLLARS & 01/100 Dollars (\$23,370.01), the said UNITED STATES OF AMERICA was duly declared the purchaser thereof.

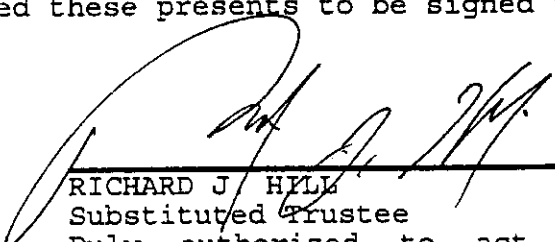
NOW, THEREFORE, in consideration of the sum so bid, I Richard J. Hill, as Substituted Trustee, do hereby convey and sell to the said UNITED STATES OF AMERICA, the following described land situated in Desoto County, Mississippi, to-wit:

(SEE ATTACHED LEGAL DESCRIPTION)

being the same property described in said deed(s) of trust and the same property sold and purchased at said sale.

I, Richard J. Hill, Substituted Trustee, convey only such title as is vested in me as Substituted Trustee.

IN WITNESS WHEREOF, I have caused these presents to be signed the 5<sup>th</sup> day of December, 1994.

  
RICHARD J. HILL  
Substituted Trustee

Duly authorized to act in the premises by instrument dated March 7, 1994, and recorded in Book 1, Page 23, of the records of the aforesaid County and State.

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI )  
 ) SS:  
COUNTY OF DESOTO )

Personally appeared before me, W.E. Davis, a notary public in and for the County and State aforesaid Richard J. Hill, Substituted Trustee, who acknowledged that he signed and delivered the foregoing Substituted Trustee's Deed on the day and year therein mentioned.

Given under my hand this 5th day of Dec., 1994.

( S E A L )

My Commission Expires:

1-2-96

W.E. Davis Chancery Clerk  
NOTARY PUBLIC W.E. Davis

Grantor: Richard J. Hill, Substituted Trustee for the United States, acting through the Farmers Home Administration; Post Office Box 488; Hernando, Mississippi 38632; telephone (601) 429-7866.

Grantee: UNITED STATES OF AMERICA/FARMERS HOME ADMINISTRATION P.O. BOX 488

HERNANDO, MS. 38632 601-429-7866

*Deed prepared by 601-429-7866  
REC'D (FHA)  
PO Box 488  
Hernando MS. 38632*

Lot No. 3, unrecorded Gartha Wallace Subdivision, in Southwest Quarter of Section 19, Township 1 South, Range 5 West, DeSoto County, Mississippi, described as: BEGINNING at a point in South line of the Gartha Wallace property in Section 19, Township 1 South, Range 5 West, said point being 889 feet North and 697.3 feet East of Southwest Corner of said section and also being the Southeast Corner of Lot 2 of the (unrecorded) Gartha Wallace subdivision; thence North along East line of said Lot 2 a distance of 478 feet to the Northeast Corner of said lot; thence East along North line of said Wallace property 102.70 feet to the Northeast Corner of said property; thence South along the East line of said property 300 feet to a point; thence East along the North line of said property 128 feet to a point; thence South along East line of said property 178 feet to the Southeast Corner; thence West along the South line of said property 230.70 feet to the Point of Beginning; and containing 1.65 Acres, more or less.

DEC 01 1994

AFFIDAVITS OF FORECLOSURE PROCEEDINGS

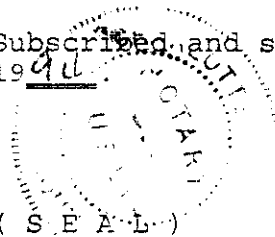
STATE OF MISSISSIPPI )  
 ) SS:  
COUNTY OF DeSoto )

Personally appeared before me, the undersigned authority in and for the aforesaid County and State, D.W. Jones, Publisher of the Desoto Tribune, a newspaper published in the City of Olive Branch in said County and State, who on oath deposes and says that the publication, of which the annexed slip is a true copy, was published in said newspaper for four consecutive weeks, to-wit:

In Vol. <u>XXII</u>	No. <u>50</u>	Dated <u>November 9, 1994</u>
In Vol. <u>XXII</u>	No. <u>51</u>	Dated <u>November 16, 1994</u>
In Vol. <u>XXII</u>	No. <u>52</u>	Dated <u>November 23, 1994</u>
In Vol. <u>XXIII</u>	No. <u>1</u>	Dated <u>November 30, 1994</u>

D.W. Jones  
Publisher

Subscribed and sworn to before me this 30th day of Nov. 1994



Charlotte Hopper  
Notary Public

My Commission Expires:  
MY COMMISSION EXPIRES FEB. 5, 1997

(Attach copy of Notice of Sale published)

**NOTICE OF SALE**

WHEREAS, the United States of America, acting by and through the Farmers Home Administration, United States Department of Agriculture, is the owner and holder of the following real estate deed(s) of trust, securing an indebtedness therein mentioned and covering certain real estate hereinafter described located in DeSoto County, Mississippi, said deed(s) of trust being duly recorded in the Office of the Chancery Clerk in and for said County and State:

GRANTOR(S)	DATE EXECUTED	TRUST DEED BOOK	PAGE
Thomas L. Shipp and Lene M. Shipp	October 20, 1977	219	531

WHEREAS, default has occurred in the payment of the indebtedness secured by said deed(s) of trust, and the United States of America, as Beneficiary, has authorized and instructed me as Substituted Trustee to foreclose said deed(s) of trust by advertisement and sale at public auction in accordance with the statutes made and provided therefor.

THEREFORE, notice is hereby given that pursuant to the power of sale contained in said deed(s) of trust and in accordance with the statutes made and provided therefor, the said deed(s) of trust will be foreclosed and the property covered thereby and hereinafter described will be sold at public auction to the highest bidder for cash at the east front door of the county courthouse in the city of Hattiesburg, Mississippi, in the aforesaid County commencing at 11:30 a.m. on December 5, 1994, satisfy the indebtedness now due under and secured by said deed(s) of trust.

I will convey only such title as is vested in me as Substituted Trustee.

The premises to be sold are described as:

Lot No. 3, unrecorded Gartha Wallace Subdivision, in Southwest Quarter of Section 19, Township 1 South, Range 5 West, DeSoto County, Mississippi, described as: BEGINNING at a point in South line of the Gartha Wallace property in Section 19, Township 1 South, Range 5 West, said point being 889 feet North and 697.3 feet East of Southwest Corner of said section and also being the Southeast Corner of Lot 2 of the (unrecorded) Gartha Wallace subdivision; thence North along East line of said Lot 2 a distance of 478 feet to the Northeast Corner of said lot; thence East along North line of said Wallace property 102.70 feet to the Northeast Corner of said property; thence South along the East line of said property 300 feet to a point; thence East along the North line of said property 128 feet to a point; thence South along East line of said property 178 feet to the Southeast Corner; thence West along the South line of said property 230.70 feet to the Point of Beginning; and containing 1.65 Acres, more or less.

November 9, 1994

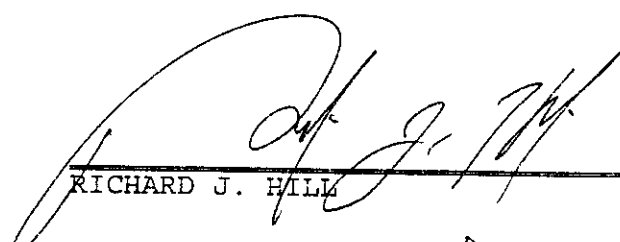
Date

/s/ Richard J. Hill  
Substituted Trustee  
Duly authorized to act in the premises  
by instrument dated March 7, 1994,  
and recorded in Book 1, Page 23, of the  
records of the aforesaid County and State.

Nov. 9, 16, 23, 30 - doc.


STATE OF MISSISSIPPI )  
 ) SS:  
COUNTY OF DESOTO )

Richard J. Hill, being first duly sworn on oath, deposes and says that he is the County Supervisor for the Farmers Home Administration, United States Department of Agriculture; that on November 9, 1994, as Substituted Trustee, he posted a copy of the Notice annexed to the foregoing Publisher's Affidavit on the bulletin board of the County Courthouse in Hernando, Mississippi; that further, he was authorized and instructed by the Beneficiary to foreclose certain deed(s) of trust by advertisement and sale; that he acted as auctioneer for the sale of the premises described in the notice annexed to the foregoing Publisher's Affidavit and that pursuant to such Notice of Sale, he sold said premises at public auction at the place and at the time of sale mentioned therein, to wit: At the hour of 11:30 am on December 5, 1994, at the east front door of the County Courthouse in the aforesaid County where said premises are situated; and that said premises were then and there purchased by UNITED STATES OF AMERICA for the sum of \$23,370.01, said purchaser being the highest bidder, and said sum being the highest sum bid; and deponent further says that said sale was conducted fairly, honestly, and according to the terms of said deed(s) of trust and the laws of the State of Mississippi, and that to the best of his knowledge and belief, the Grantor(s) are not members of the Armed Services of the United States of America.

  
\_\_\_\_\_  
RICHARD J. HILL

Subscribed and sworn to before me this 5th day of December 1994

(S E A L)

  
\_\_\_\_\_  
NOTARY PUBLIC  
By: R. Stankay

My Commission Expires:  
1-2-96

STATES-DESDOTO CO. <sup>mt</sup>  
JAN '3 1 01 PM '95 <sup>mt</sup>  
BK 280 PG 105  
W.E. DAVIS CH. CLK.  
By: R. Stankay